



Dear Camden Planning Team,

As a resident of Joan Court, I am writing to object against the proposed planning application for the change of use from commercial units for occupation by a private school.

In addition to the reasons raised by Joan Court's residents association, we object for the following reasons:


- Safety for both residents and children using the development.
- Increased traffic within the area on an already very busy road. As it is at the moment is rare the day that a car or van is parked outside the Alfred Court Development, making the visibility of upcoming vehicles when trying to leave the underground carpark, I can only imagine with few more dozens of cars at pick times trying to do the very same thing...it's clearly a recipe for car accidents.
- Increases congestion and traffic at the entrance and exit of the basement for residence using the basement parking and parents for pick up and drop off for parents
- Limited security for the residents of Joan and Alfred court if gates leading to the basement are left open.
- Devalue of properties in the area.
- The route from year 8 and 9 classrooms to the main breakout space is proposed to walk across the main entrance courtyard which is the main access into the basement. This increases the risk of accidents. There is no proposal for how children will be able to get across an open courtyard
- Lack of privacy for children with proposed facade treatment exposed to passer bys.

Thanks in advance

Kind regards,

Sergio Ramirez-Alonso





Dear sir/madam,

we are writing to oppose the application for Abercorn school. The traffic at this part of fortune green road is already heavily congested. Cars using the Gym, Tesco and the nursery already double park during these peak hours frequently causing buses and other traffic to become jammed as they try to squeeze down the single lane often becoming stuck as neither party is willing to give way.

Tesco receives their delivery every morning at the same time so the loading bay outside of the store is in constant use. however cars continue to park in that bay meaning that the Tesco lorry then parks on the kerb outside the block often overhanging the same entry/exit into Joan/Alfred court. This makes driving in and out of the driveway very dangerous but almost unbelievably dangerous if this was a large volume of cars plus children crossing. There is also frequently more than one lorry meaning that even if the first manages to park in the loading bay the second is again parked dangerously on the kerb partially blocking the driveway and obscuring the view.


The school has no formal powers to insist that parents use their proposed bus system and their previous traffic assessments at their existing site clearly evidence that parents use their own vehicles. Their doesn't seem to be anything but the hope of the applicant that the parents will obey their traffic rules.

Their doesn't appear to be any thought given to the noise created by living above a school of this size and acknowledgement that their is likely to be use outside of normal school hours for pre and post school activities inc parents evenings, breakfast club etc.

We fail to see how a school can ever fit into a row of retail shops and adapt to become safe and secure learning environment for children.

yours sincerely

Mr & Mrs Landy





Dear Sir/Madam

Re: Planning application no. 2013/4596/P

I write to formally oppose the planning application by Abercorn School.

I consider the application to be farcical.

I bought my flat, part of a block of luxury flats, a few years ago as I considered it a private, safe, quiet and secure flat in which to live. I have now married and I am expecting a baby in January, so this is now even more important to me.

The proposal is not to run a school near or beside the flats but rather within the luxury flat complex itself - which is staggering. I do not consider it safe or fair for my family to share the courtyard, parking facilities and/or stairways of our private flat with parents of schoolchildren and schoolchildren themselves. It will detract from my use of my flat and those common areas. I am concerned at the increase in noise, pollution and danger caused by traffic build-up on my doorstep. My husband and I work - we will be delayed in getting out to work in the morning by the additional traffic.

I do not feel comfortable with schoolchildren having access to the common parts of private flats. I assume there would be child protection concerns in any event.

The inevitable noise of cars, schoolchildren and parents, very early in the morning, would be very distressing to me. The air conditioning is not good in the flats - so the windows need to be open or partially open for ventilation - this will exacerbate the pollution and noise problem.

I have a balcony attached to my flat. My privacy (and the privacy of my husband and my new born baby in January) in enjoying it and the flat itself, which has large wall-length windows, would be severely reduced. I feel very upset in having to expose my family and a new born baby to additional pollution, noise, traffic and reduced privacy.

I am considering moving from a one-bed flat to a two-bed flat in the complex on the arrival of my new baby in January, as there are few complexes in London that offer such high levels of privacy, safety, security and reduced noise, especially so close to the centre. I am reconsidering my long-term future within the complex should the application be granted.

I am aware that the Alfred Court Resident's Association will be providing more detailed objections re: traffic after obtaining expert opinion in support of the objection.

I trust you will reject this planning application.

Kind regards

Susan

Susan Doris-Obando



This email is confidential and may be legally privileged. If you have received it in error, please notify us immediately and then delete it. Please do not copy it, disclose its contents or use it for any purpose.

Freshfields Bruckhaus Deringer LLP is a limited liability partnership registered in England and Wales with registered number OC334789. We are authorised and regulated by the Solicitors Regulation Authority and a list of our members (and of the non-members who are designated as partners) and their qualifications is available for inspection at our registered office, 65 Fleet Street, London EC4Y 1HS. Any reference to a partner means a member, or a consultant or employee with equivalent standing and qualifications, of Freshfields Bruckhaus Deringer LLP or any of its affiliated firms or entities. Please refer to www.freshfields.com/support/legaloffice for regulatory information (including in relation to the provision of insurance mediation services).